

# El Paseo

PALM DESERT, CA

# Square



Sharon Carmichael  
scarmichael@lee-associates.com  
DRE# 00995814

25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055



# El Paseo Square

# Highlights

## Market Description

- Palm Desert's El Paseo trade area is home to many of the nation's most luxurious golf resort communities and affluent residential neighborhoods and high end retailers
- El Paseo Square is located 6 miles South of I-10 and is bordered by Hwy 111, San Pablo Avenue, El Paseo Drive and Lupine Lane
- El Paseo shopping district features over 300 world-class shops, clothing boutiques, art galleries, jewelers, fine restaurants and much more
- El Paseo Square is located adjacent to the Gardens on El Paseo, El Paseo Village, along with all the premium retailers on the 1 mile long El Paseo Drive
- From November to May, Coachella Valley's population grows by 40% due to seasonal resident influx
- The Valley welcomes over 5.1 million annual tourists who spend in excess of \$4 billion
- El Paseo Drive is the "Rodeo Drive" of the Desert

## Project Description

- Premier shopping center destination with prestigious tenant mix
- Adjacent to top retailers on El Paseo: Apple, Banana Republic, Ralph Lauren, Tiffany & Co., Saks Fifth Ave, Lululemon, Mastro's, Kate Spade, Sephora and many more
- 4 ingress points into center gives easy accessibility
- Abundant parking (over 283 ground level parking spaces)
- Prime El Paseo facing shop spaces and space adjacent to Saks Off 5
- Seeking upscale eateries, luxury retailers and high end services accommodate the nearby affluent communities
- Anchor Tenant - Saks OFF 5TH
- Fast Casuals- Luna Grill, Blaze Pizza, Habit Burger Grill, Pokehana, and Which Wich
- Coming soon - California Closets
- Now Open - Lilly Pulitzer



## Demographics (2017)

	1-mile	3-mile	5-mile
<b>Population</b>	11,100	42,265	70,217
<b>Avg. HH Income</b>	\$80,166	\$97,975	\$103,335
<b>Employee Population</b>	12,522	36,075	54,521

## Traffic Counts (2013)

<b>Highway 111 @ San Pablo Ave</b>	69,051
<b>San Pablo Ave @ Highway 111</b>	8,875 ADT
<b>El Paseo @ San Pablo Ave</b>	11,984 ADT

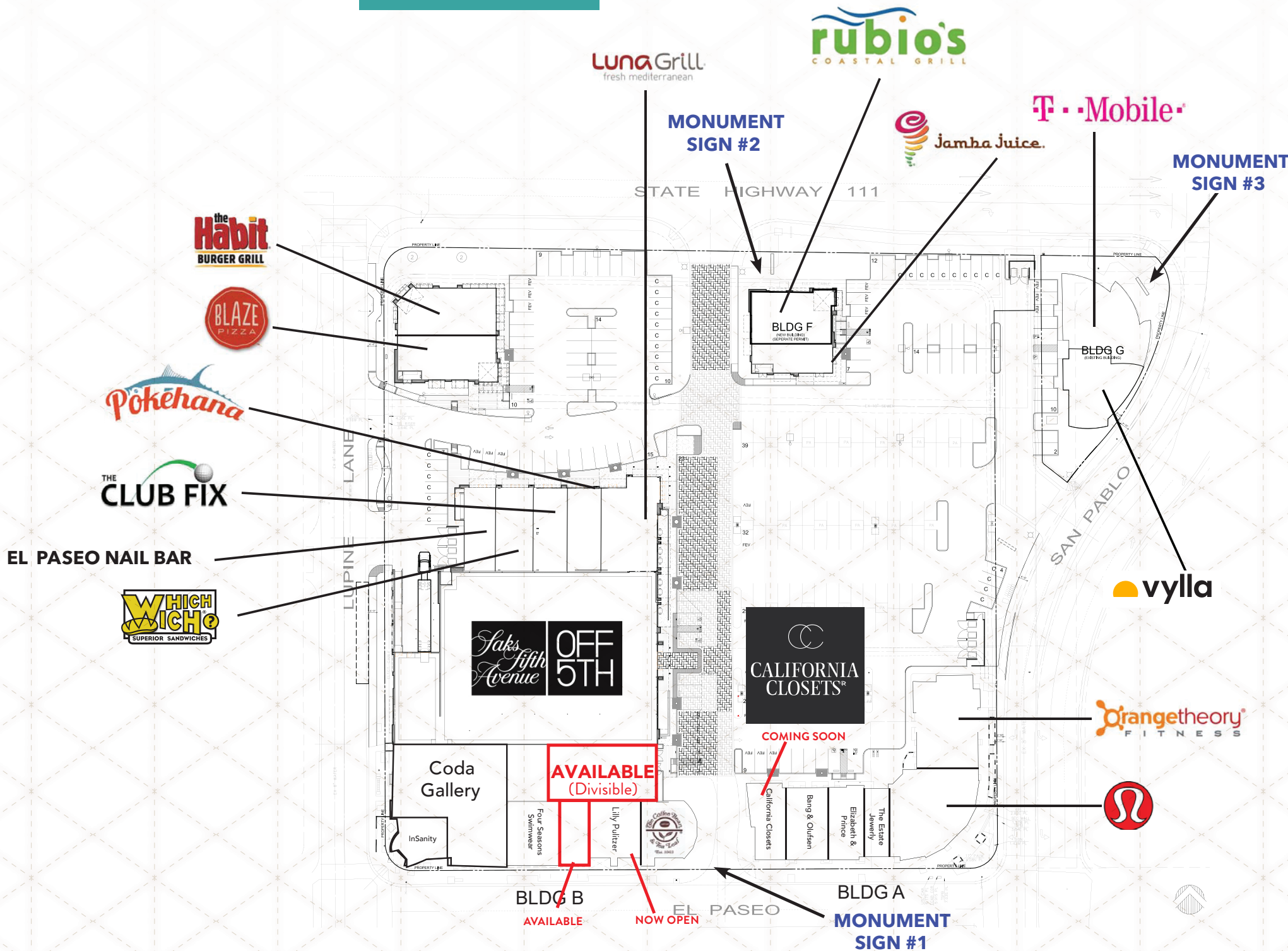
Sharon Carmichael  
 scarmichael@lee-associates.com  
 DRE# 00995814

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

**LEE & ASSOCIATES**  
 COMMERCIAL REAL ESTATE SERVICES

# El Paseo Square

# Leasing Opportunities



TENANTS RSF	RSF
<b>BUILDING A</b>	
Orange Theory Fitness	3,144
Lululemon	3,153
The Estate Jewelry Collection	1,223
Elizabeth and Prince	1,378
Bang & Olufsen	1,378
California Closets - <b>COMING SOON</b>	1,458
<b>BUILDING B</b>	
Coffee Bean & Tea Leaf	1,407
Lilly Pulitzer - <b>NOW OPEN</b>	2,000
<b>AVAILABLE</b>	815
Four Seasons Swimwear	1,800
Coda Gallery	6,130
Insanity	1,500
<b>BUILDING C</b>	
Saks Off 5th - Anchor	22,738
<b>AVAILABLE (Divisible)</b>	3,742
<b>BUILDING D</b>	
Luna Grill	3,155
Pokohana	1,418
Club Fix	1,418
Which Wich	1,418
El Paseo Nail Bar	1,490
<b>BUILDING E</b>	
Habit Burger Grill	2,500
Blaze Pizza	2,458
<b>BUILDING F</b>	
Rubio's Coastal Grill	2,556
Jamba Juice	1,045
<b>BUILDING G</b>	
T-Mobile	2,645
Vylla Home	2,923

Sharon Carmichael  
 scarmichael@lee-associates.com  
 DRE# 00995814

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055



# El Paseo Square

# Building B

## Building B



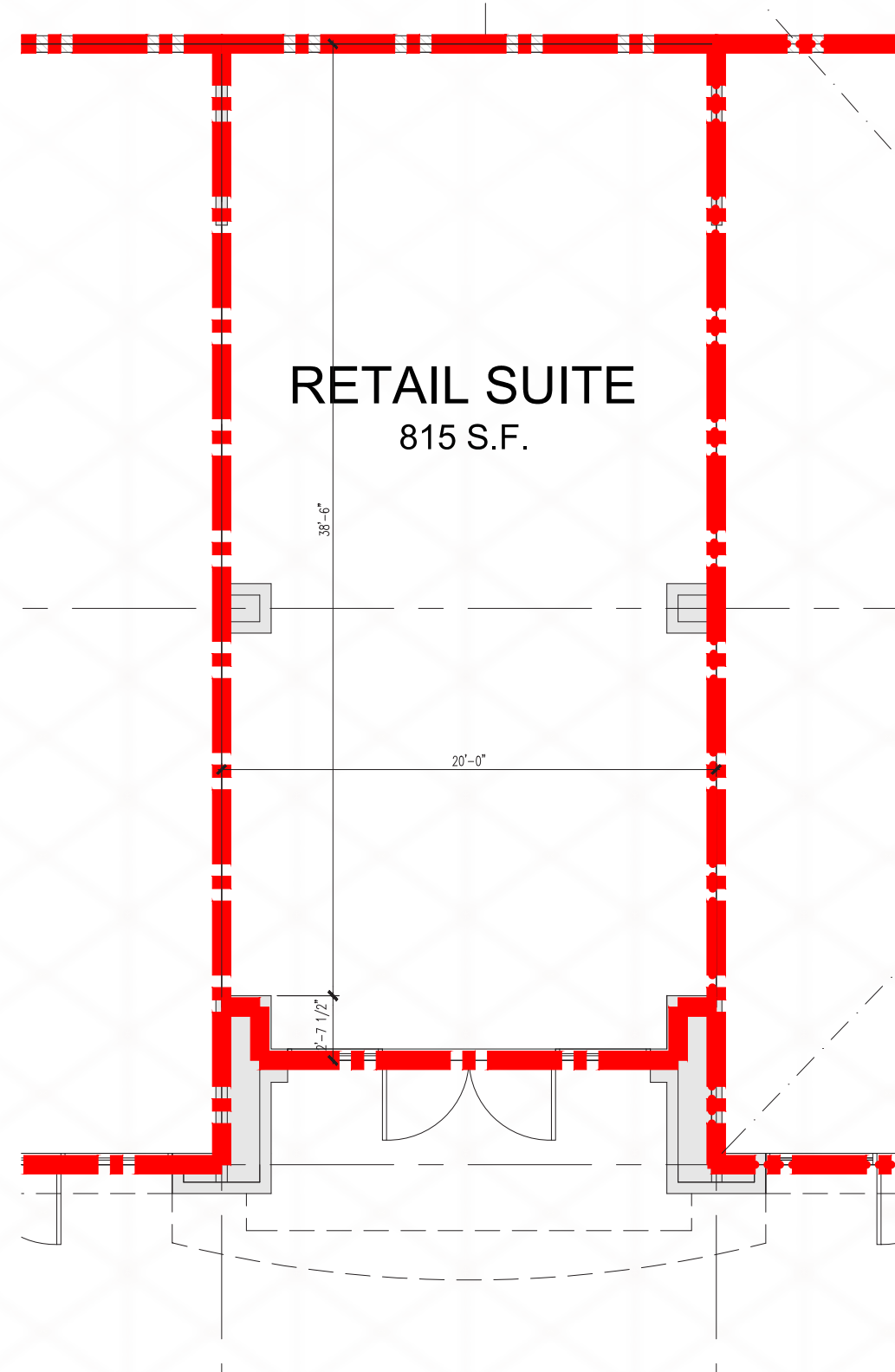
Sharon Carmichael  
scarmichael@lee-associates.com  
DRE# 00995814

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

 **LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



## Building B - LOD





# El Paseo Square

# Building C

Building C



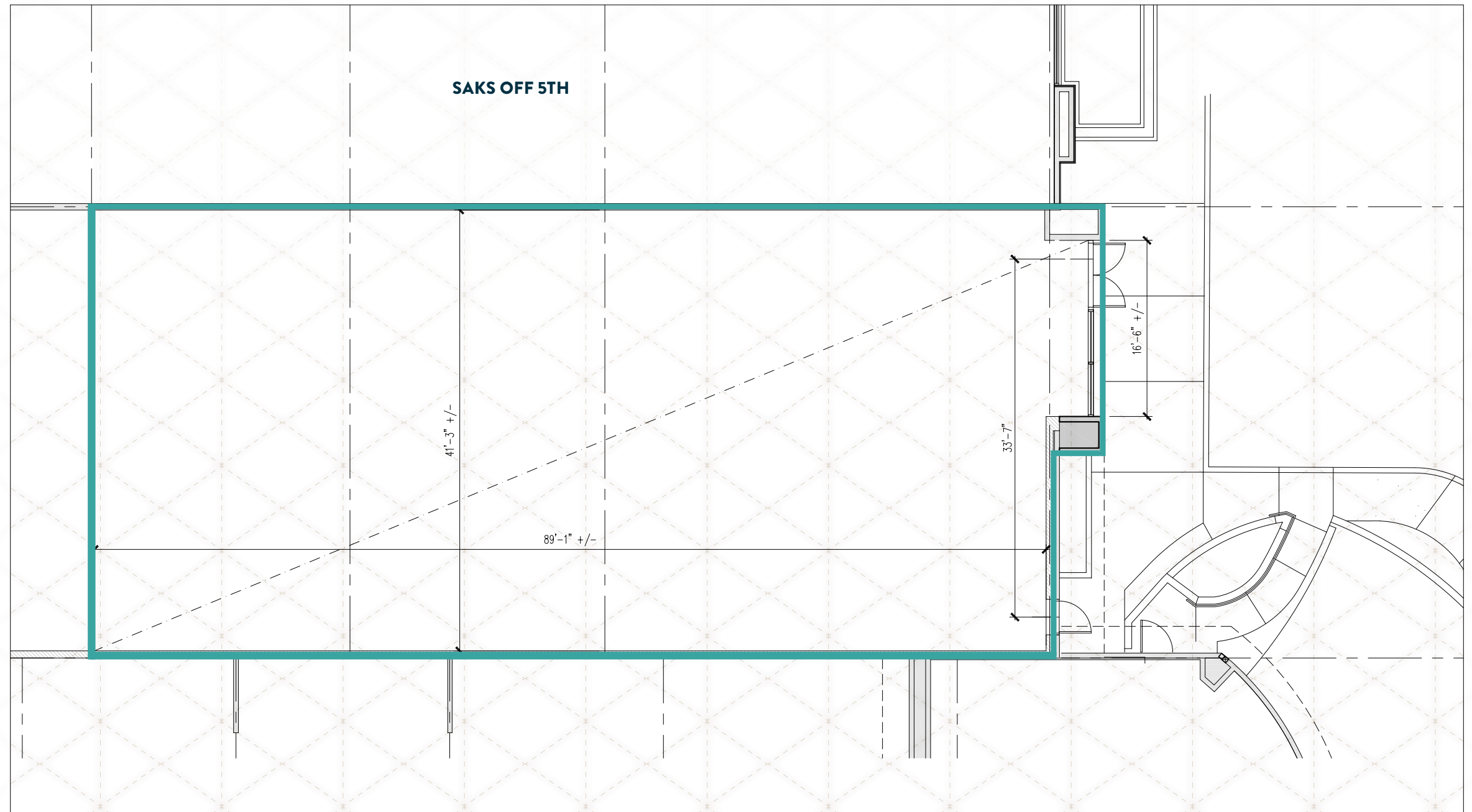
Sharon Carmichael  
scarmichael@lee-associates.com  
DRE# 00995814

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside, 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



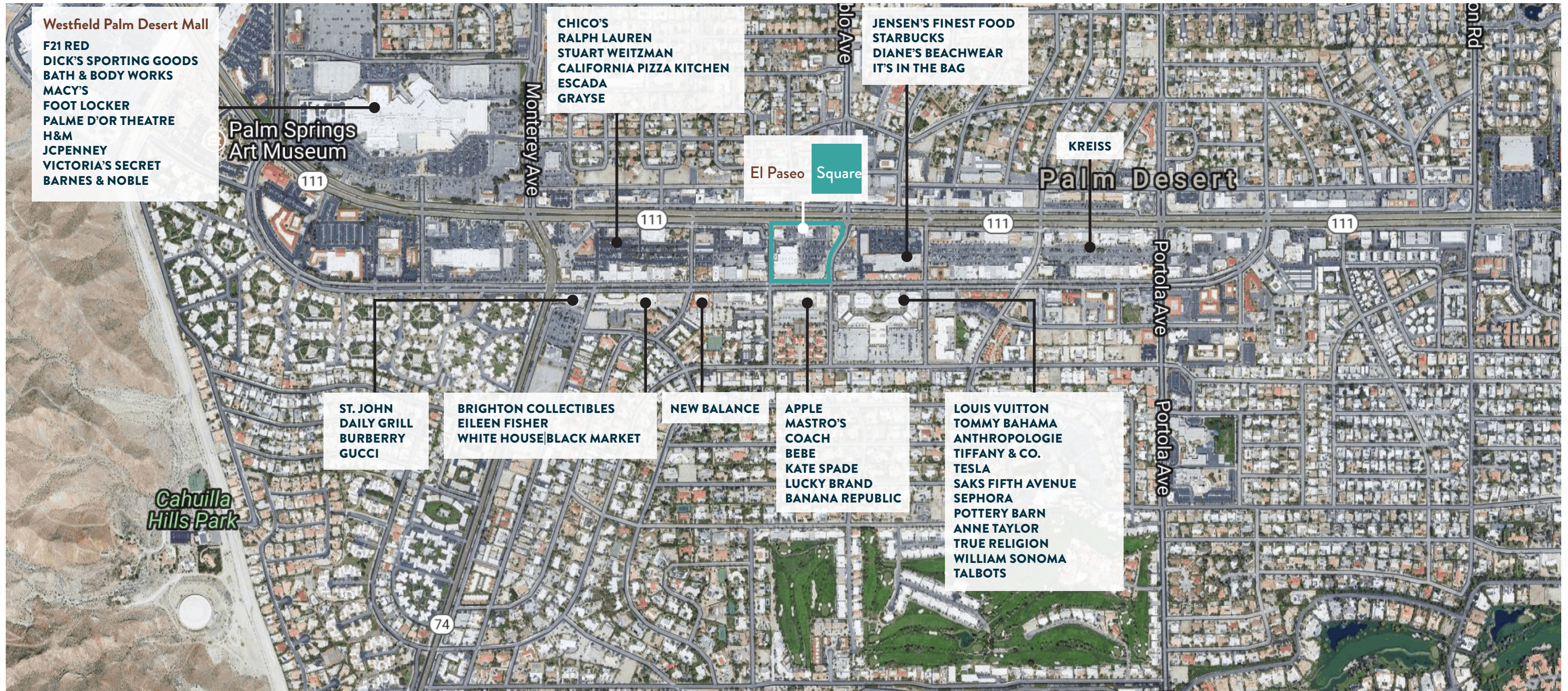
## Building C - LOD





# El Paseo Square

# Major Retail



Sharon Carmichael  
 scarmichael@lee-associates.com  
 DRE# 00995814

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.  
 Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055





**El Paseo Square**

**EMPLOYER** ●

**SCHOOL** ●

N



# El Paseo Square

## Major Retail

	1 MILE	3 MILES	5 MILES
<b>CENSUS 2010 SUMMARY</b>			
Population	10,823	39,877	65,552
Households	4,612	19,095	32,166
Families	2,452	10,726	18,299
Average Household Size	2.29	2.07	2.03
Owner Occupied Housing Units	2,224	12,603	22,431
Renter Occupied housing units	2,388	6,492	9,735
Median Age	44.4	54.3	56.7

	1 MILE	3 MILES	5 MILES
<b>2017 SUMMARY</b>			
Population	11,100	42,265	70,217
Households	4,728	20,194	34,330
Families	2,502	11,306	19,510
Average Household Size	2.30	2.08	2.04
Owner Occupied Housing Units	2,150	12,897	23,252
Renter Occupied housing units	2,578	7,297	11,078
Median Age	45.9	57.4	59.6
Median Household Income	\$50,012	\$58,079	\$61,628
Average Household Income	\$80,166	\$97,975	\$103,335

	1 MILE	3 MILES	5 MILES
<b>2022 SUMMARY</b>			
Population	11,469	44,445	74,244
Households	4,871	21,146	36,164
Families	2,575	11,840	20,555
Average Household Size	2.31	2.09	2.04
Owner Occupied Housing Units	2,183	13,432	24,351
Renter Occupied housing units	2,689	7,734	11,813
Median Age	46.3	59.8	61.6
Median Household Income	\$54,415	\$64,712	\$69,183
Average Household Income	\$90,539	\$109,788	\$115,468

<b>TRENDS: 2017-2022 ANNUAL RATE</b>			
Population	0.66%	1.01%	1.12%
Households	0.60%	0.94%	1.05%
Families	0.58%	0.93%	1.05%
Owner Households	0.31%	0.82%	0.93%
Owner Occupied Housing Units	1.70%	2.19%	2.34%

<b>DATA FOR ALL BUSINESSES IN AREA</b>			
Total Businesses	1,557	3,303	4,542
Total Employees	12,522	36,075	54,521
Total Residential Population	11,100	42,265	70,217
Employee/Residential Population Ratio (per 100 residents)	113	85	78

Sharon Carmichael  
 scarmichael@lee-associates.com  
 DRE# 00995814

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

 **LEE & ASSOCIATES**  
 COMMERCIAL REAL ESTATE SERVICES